

EDGARTOWN BOARD OF ASSESSORS MEETING 8-22-2016

PRESENT: Alan Gowell, Chairman of the Board; Donna L. Goodale and Laurence A Mercier, members of the Board; Jo-Ann Resendes, Principal Assessor; C. Bonnell, Administrative Assistant; and Ed Pierce, Data Collector/ Office Assistant (arriving at 3:33PM).

The Chairman brought the meeting to order at 3:00 PM.

After motion made and seconded, the minutes of the July 25, 2016 meeting were unanimously approved.

CORRESPONDENCE:

A letter was received from Reynolds, Rappaport, Kaplan & Hackney, LLC concerning property owned by Melinda and Jeffrey Fager. This property has a cross claim by William J. Devine and Robert F. Lippman. The letter states that the Fager's should own it outright. After a short discussion, it was voted unanimously by the Board to postpone the discussion until next month's meeting.

Jo-Ann reported to the Board that she was contacted by an attorney who informed her that the person purchasing property at 63 Fuller Street is looking for an easement from the Harborview Hotel for the use of some square footage of Harborview land in order to increase the land square footage of 63 Fuller Street for some kind of building permit. The person wanted to know if that square footage would then be assessed as part of the 63 Fuller Street property. Jo-Ann has put this question out to other Assessors and feels that easements do not transfer ownership. The person indicated that he would be sending a letter with support for his request. He has not gotten back to her. The Board felt that it should not add to the square footage of the property.

PERMISSION TO ABATE:

Nothing at this time.

NEW BUSINESS:

The proposed legislation for the Municipal Modernization Act of 2016 has passed. Jo-Ann went over a brief summary of the new laws and how they will pertain to us. She believes a lot of guidelines will be issued by the Dept. of Revenue.

There was a discussion of building styles. A taxpayer contacted the office and also spoke to Alan about an increase in value for FY2016. Ed went and did an inspection of the property. Several changes were noted and the data was changed in the computer. Alan asked Jo-Ann to explain the style "standard plus". She said it is term describing style rather than quality, which is a separate adjustment. The house on the property in question is identified as a standard plus, and that has not changed. She is planning discuss building styles again with Steve Ferreira this fall and she said there may need to be a full field review for the FY 18 revaluation. The Board discussed compiling a list of the standard plus houses in Edgartown. Alan also got a brief explanation about land values.

Donna reported to the Board on title issues from last meeting. The first one is concerning map 22-1 which was recently purchased by Roundabout Holdings LLC. This property has a cross claim with the heirs of Julia Vincent. Donna found that the property has chain of title to Sophia Vincent. It was decided to leave the Vincent name but change it from Julia to Sophia and note the book and page reference that was found. Jo-Ann said she would write to the new owner and also put his name on the first line. She will also scan into Vision the documents Donna found that pertain to the property.

After research, map 35 parcel 30 may not have been owned by Harriet Hoar at all. If Harriet were removed it would leave the name of Richard Brown. Harriet gave her interest to the Land Bank. So it may be that the Land Bank has no interest in the property. Donna found that the property should also be in the name of heirs of Lydia Green.

Donna will give Jo-Ann a summary of what she found at the registry regarding both properties.

The Board reviewed the sales from July 2016.

The next meeting will be posted for September 26, 2016.

After motion made and seconded, the meeting was adjourned at 4:30PM.

Respectfully submitted: